

PLANNING REF : 252782
PROPERTY ADDRESS : 8 Weavers Way
: Twyford, Berkshire
: RG10 9GX
SUBMITTED BY : Mr Andrew Walker
DATE SUBMITTED : 10/12/2025

COMMENTS:

Objection to Planning Application Number 252782

I object to this application for the following reasons

1. Breach of The Regulation 14 Draft Neighbourhood Plan for Charvil (December 2024)

This plan identifies the site as 'Woodland: Existing Connection', and says that 'Development proposals will be supported where they maximise opportunities to protect, enhance and extend Green corridors between existing open spaces and habitats as a means of restoring and enhancing seminatural habitats, create permeability for wildlife in the landscape, and mitigate any impacts of development on biodiversity.'

If the plan is to be followed, this proposal must be rejected since it does not 'protect, enhance and extend Green corridors between existing open spaces', nor does it 'create permeability for wildlife' - quite the opposite

2. Creating additional danger on Old Bath Road

Even as things stand, articulated lorries are frequently parked on Old Bath Road, waiting to enter the property of E-Quipfix Ltd. This forces vehicles to overtake on a bend. The situation arises most frequently in the morning rush hour.

The proposal estimates 132 additional vehicle movements per weekday, including 59 HGVs and articulated lorries weighing up to 42 tonnes. The turning radius required for these vehicles forces them into the opposite carriageway, directly into oncoming traffic exiting a bend. This is not hypothetical it is visible in site photos.

Industrial-Scale Fuel Storage in a Residential Zone

The site would house 711 tonnes of fuel, including kerosene, diesel, gas oil, heating oil, and hybrid vegetable oil. This is an industrial facility masquerading as a local business.

The proximity to homes, schools, and the River Loddon nature reserve makes this a clear threat to public safety and environmental integrity.

3. Environmental Contamination and Flood Risk

The site sits on made ground with known instability, and is prone to flooding with a high water table. The proposal includes a surface water and treated sewage outfall pipe running directly into the River Loddon. This is a nature reserve, not an industrial drain. Any fuel leakage or runoff, which are inevitable over time, will contaminate the river and adjoining lakes, with serious consequences for the environment.

Summary

This application poses significant risks to public safety and environmental health. The scale of fuel storage, volume of traffic, and proximity to sensitive areas make it wholly unsuitable.

I urge the planning committee to reject this proposal and protect the integrity of this part of Wokingham.